Creating and caring for the physical environment in which those who seek enlightenment, knowledge, health and productive lives can flourish.

Facilities Management supports the University of Virginia’s wide range of research, academic and patient care programs. From planning parking lots and clearing sidewalks to monitoring cutting-edge research labs, our 1,100 employees work all hours of the day and night to ensure the University is up and running for students, staff, faculty and visitors.

Facilities Management employees dedicated themselves to the highest standard of stewardship while demonstrating initiative, professionalism and innovation. As a service organization, we are responsible for the planning, construction, renovation, maintenance and repair of the University’s buildings and facilities; and the provision of utilities, grounds care, custodial, food, recycling, and other services. We have two primary goals to be the University’s choice for all of its facilities management needs, and to be the very best and most effective provider of these services.

This past year we associated with a variety of collaborative and innovative projects including the completion of the University’s newest residence hall, Ban Hall; breaking ground on what will be one of the most comprehensive patient orthopedic centers in the nation, the Virginia Orthopedic Rehabilitation Center; and multiple new sustainability efforts that will help us reach our carbon footprint reduction goals ahead of schedule.

Facilities Management has a long tradition of giving back to the community. In addition to supporting annual fundraise, employees launched new community outreach initiatives this year including free toolbox workshops, an event hosting high school students on site and building a play structure within a Charlottesville neighborhood.

We are proud to serve the University of Virginia, an iconic public institution of higher education, breeding nationally-ranked schools and programs, distinguished faculty, a major academic medical center and proud history as a renowned research university.

SURPASSING SUSTAINABILITY GOALS

The University of Virginia is an early to meet its carbon footprint reduction goal six years ahead of schedule. In 2011, the University set out to reduce greenhouse gas emissions 25% below 2005 levels by 2025 – a goal 1.5 decades to reach this year. Through a combination of reducing energy consumption and generating solar power, UVa has been recognized as a leader of sustainability efforts among its peers, earning a ranking of No. 1 in the Atlantic Coast Conference for the use of green energy, according to the U.S. Environmental Protection Agency. In addition, the UVa Facilities Management that recently earned the Sustainable Fuel Accreditation, becoming the only active university fuel in Virginia and the sixth active nationally fuel in the U.S. to receive this designation.

CARING FOR OUR TREES

The University of Virginia earned the 2013 Tree Campus USA designation, an Arbor Day Foundation program honoring universities and their leaders for promoting healthy trees and engaging students and the public in the spirit of conservation. The recognition highlights Facilities Management’s role as stewards of University trees and the extensive benefits they provide to everyone on Grounds.

BEAUTY OF GROUNDS

UVa’s and kept historical architecture and pristine landscape are regularly included on lists ranking the “best beautiful” campus around the country – recognizing Facilities Management’s skills staff charged with caring for the UVa’s World Heritage Site. Most recently, The College Review ranked UVa as the No. 1 Most Beautiful College Campus in the U.S.

CLARK HALL X-UPS

Facilities Management was honored with multiple awards for its energy and water conservation upgrades in Clark Hall. The Delta Force team led the effort, which has resulted in an annual energy savings of $570,000 and an annual water savings of $82,000. Awards included the U.S. Department of Energy’s Better Buildings Challenge, the U.S. Green Building Council Virginia’s Leadership Award and Smart Energy Directory’s “Renowned in the Higher Education Energy Efficiency Technology category.

NO. 1 HOSPITAL IN VIRGINIA

Facilities Management staff went above and beyond to support the everyday operations of UVA Health, including the University Medical Center, which was named the No. 1 hospital in Virginia by the U.S. News & World Report for the fourth year in a row. Health System Physical Plant staff regularly assist with UVA Health’s accreditation evaluations, including this 2013 visit which included on-site visits for Assessment and Accreditation of Laboratory Animal Care International (AALAC), which resulted in continued full accreditation with zero outstanding issues.

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INTRODUCTION AND ACCOLADES 2
University Hall was first built in 1965 and served for nearly five decades as the University’s sports arena and venue for many cultural events, including concerts, professional wrestling matches and a presidential visit.

“U-Hall,” as it is commonly known, was the first true modern building on Grounds, with its distinctive round, scalloped roof, made from 5,000 tons of concrete and sprayed on the inside with asbestos for soundproofing. This became a problem many years later when the roof started leaking and asbestos began falling down on the by-then-abandoned seats.

University Hall hosted its last basketball games in 2007, before the excitement moved across the street to the newly built John Paul Jones Arena. It hosted a few small events before increasing visitor and safety concerns forced its closure to the public in 2015.

On May 29, 2019, at 10 a.m., UVa basketball legends Ralph Sampson and Dean Staley, athletic director Carla Williams and UVa Board of Visitors member Robert Horsley pushed the demolition lever, imploding U-Hall.

The demolition is part of the first phase of the Athletics Master Plan, which will transform the North Grounds athletics precinct. Plans include a new football operations center, a new Olympic sports building, additional practice fields, a renovated McCorkle Center and a permanent home for the University of Virginia halftime show.

While the implosion brought down the shell of U-Hall in one day, enabling projects to prepare for the demolition started almost a year in advance.

In the summer of 2018, multiple modular units were installed near the site along with the construction of two buildings to house sports medicine, locker rooms, training and storage. The project was completed by Project Services I and managed by Project Services Project Manager Design Amy Stoudt, Construction Project Manager Hans Mootz and Construction Superintendent Todd Russell.

In the fall of 2018, crews then started the careful dismantling and disassembling of U-Hall and its foundations. The project – managed by Facilities Planning & Construction Project Manager Caitlin Murthaugh and Senior Construction Administration Manager Ralph Paine – was completed by crews from Renovac Inc., of Indianapolis, and Controlled Demolition Inc. of Phoenix, Md.

Approximately 95% of the building material was recycled. The metals were segregated and recycled, while the concrete was used as 15% to 20% of part of the concrete in new buildings. The asphalt was ground down and used as base for the future UVA Soccer Complex. 

The project to capture U-Hall was led by one of many performed by the Schloer Lab staff throughout the year to capture a digital record of UVa’s buildings, monuments, sites and symbols.

Final access occurred with the Facilities Planning & Construction Mosaic Preservation team to identify opportunities for scanning UVa’s architectural spaces and names. In the past, the Schloer Lab team scanned Carr’s Hill, and now they observed and documented sitting areas with the East Lawn and the first on the Lawn’s historic statue that was found unattatched from the statue in early 2016 and reattached later in the year.
What do you feel was your greatest achievement at work this past year?

The work I've been most proud of during the past year has been outside of my day job. One of UVA's great gifts to its employees is the opportunity to serve our community. Recently I completed a condition survey of First Baptist Church on Main Street, Charlottesville's oldest African-American congregation. This document will be crucial in seeking grants for critically-needed repairs to the historic 1883 church building.
NEW MUSCULOSKELETAL CENTER BREAKS GROUND

The University of Virginia’s new Ivy Mountain Musculoskeletal Center will provide comprehensive orthopedic care, including sports medicine and joint replacement surgery as well as all orthopedic specialty clinics.

In the fall of 2018, Facilities Management and UVa Health staff celebrated the groundbreaking of the Ivy Mountain projects, which include the musculoskeletal center and the Ivy Mountain Central Utility Plant. The new orthopedic musculoskeletal care facility will be one of the largest and most comprehensive outpatient orthopedic centers in the nation and is expected to open to patients in 2023.

The 200,000-square-foot facility will include operating rooms, surgery support services, extensive imaging services, a robust clinical trials program, approximately 80 exam rooms for all the major UVa Orthopedics specialties, and consolidation of all administrative functions.

The projects—which are being managed by Facilities Planning & Construction Senior Project Manager Mark Heffernan—will be located on Ivy Road. Planning for the Ivy Mountain Musculoskeletal Center project started in 2016 and has involved hundreds of hours of discussion and planning by a core group of leaders, led by Dr. Ehlbacher, Chief of UVa Orthopaedic Surgery, with input from more than 500 members of user groups.

The facility expects to achieve a LEED Silver rating through various sustainability strategies and processes including adopting facilities for responsible water usage, improving energy performance, reducing greenhouse gas emissions, and optimizing the beauty of the existing site which will include paved pedestrian paths through landscaped areas.

In support of the Ivy Mountain Musculoskeletal Center, and future developments on the site, the Ivy Mountain Central Utility Plant is being built in a parallel track to the project. The combined project budget for both projects is $2.99 million. For both projects, the UVa FFAC project team is a Senior Project Manager Mark Heffernan and a Senior Construction Administrator John Marshall and Carson Chenault, the architect is ZGF, and the construction manager is Whiting Turner.

For more information on the Ivy Mountain Musculoskeletal Center and its opening, please visit IvyMountainCenter.org.

Space for the smallest patients

A well-coordinated effort to renovate the University Hospital’s seventh and eighth floors was completed in December 2019, following a two and half year multi-phase project of these critical patient areas.

The project—managed by Facilities Planning & Construction Senior Project Manager Jon Lemar and Senior Construction Administration Manager Carolyne Chinchon—transformed approximately 60,000 square feet of space including the Pediatric Intensive Care Unit (PICU) and Labor & Delivery. The project was completed while maintaining full operation of all surrounding areas of the hospital, resulting in a high level of coordination, communication and problem solving.

Upgrades to the PICU on the seventh floor included new ‘family friendly’ and COVID-compliant amenities as well as a new baby warmer transport unit. The Women’s Health area on the eighth floor was renovated to include both private and semi-private rooms as well as an updated continuing care nursery and refurnished labor and delivery rooms and new nurse team stations. Mechanical, electrical, and plumbing systems were upgraded throughout both floors.

The $1.7 million project’s architect was IFRS Architects and the construction manager was DPR Construction, both of Richmond.

A YEAR OF GROWTH

UVa Health is continuously expanding to serve its growing patient base and research growth. This year, Health System President, Chief of Staff of UVa Health, and Dean of the School of Medicine, Thomas J.? Luecke, saw his team open 18 new facilities, including a new 22,000 square foot Emergency Department expansion and a new 40,000 square foot Medical Education Building, as well as the new University Hospital Environmental Services building, which opened with a ribbon-cutting celebration In October 2019.

HBSS recently signed a 10-year lease with a medical equipment supplier, as well as a 10-year lease for some of the medical center buildings south of the hospital. Also, T+L Smith entered the building to the north, which houses University Hospital.

Health System Physical Plant’s Renovations team completed refurbishing 199 patient rooms, totaling close to $1.5 million worth of work. The ongoing effort will continue until all of the hospital’s approximately 479 rooms are renovated.
Ramps on the lawn

Students, faculty, staff and visitors with mobility issues now have significantly greater access to the four upper levels of the Lawn following the construction of two new permanent ramps, which were completed in the spring of 2019.

Facilities Planning and Project Services worked together to construct the two ramps on the west side of the Lawn, adjacent to Pavilions V and E. The project was a collaborative effort between the University’s Facilities Access Committee, Alan Rauber, the architect for the University, and her team; Sarah Side Vice President for Operations Costco Strailey and her team; and the Facilities Management team that worked through several weather delays to complete the project.

Project Services administrators and managers worked on the ramps, which include LED lights, handrails and the same custom brick-based used for wall repairs in the Academical Village buildings, preserving the look and feel of the UNESCO World Heritage Site.

CORY PARADIS PROJECT COORDINATOR

If you had one extra hour of free time a day, how would you use it?
I would visit friends and family.

Who do you admire the most?
My family, because without their support I would not be who I am today.

Do you have a favorite quote?
“Success is not achieved alone.”

PROJECT TEAM

- James Zehnder, Facilities Planning & Construction, historic preservation project manager
- Zach Baskett, Facilities Planning & Construction, construction administration manager
- Hans McIntyre, Project Services, construction project manager
- Matt Parrish, Project Services, construction project manager
- Rhodes & Flannell, landscape architects

LOCKER ROOM REFRESH

The UVA Women’s Basketball team locker room was recently upgraded to provide a fresh and residential feel, supporting the team’s efforts to attract a high-caliber recruiting class.

The 2.4 million project was managed by Facilities Planning & Construction and completed by Project Services Inc. The architect was Perkins with SWB providing engineering services.

PROJECT TEAM:

- Taryn Spero, Facilities Planning & Construction, senior project manager
- Keith Payne, Facilities Planning & Construction, senior construction administration manager
- Alex Multajad, Project Services, construction project manager
- Matt Parrish, Project Services, construction project manager
- Matt Ball, Project Services, construction project coordinator
- Pappas, architect
- SWB, engineering services
A new life for labs

A phased renovation of Gilman Hall and the Chemistry Building will bring many of the University’s research and teaching laboratories up to 21st-century standards and practices.

The buildings, which include more than 400,000 square feet of space, house research and teaching laboratories for the biology, geology and chemistry departments as well as general-use classrooms for the Colleges of Arts & Sciences.

The new design will enhance student-faculty interaction and research collaboration as well as accommodate projected growth within those departments. A new north facade and main entrance will be created for Gilman Hall. In addition, a second-floor student commons area within the Chemistry Building. Mechanical, electrical and plumbing system upgrades will boost efficiency and result in significant energy savings.

Phases of the project are scheduled for completion starting in 2022 (Gilman) and continuing through 2023 (Chemistry). The architect is Putshle + WBD and construction management services are being provided by Whiting-Turner. The project budget is $156.8 million.

PROJECT TEAM:
• Craig Milten, Facilities Planning & Construction, senior project manager
• Jim Kapust, Facilities Planning & Construction, senior construction administration manager
• Charlotte Robinson, Facilities Planning & Construction, construction administration manager
• Pacheco-WBD, architect
• Whiting-Turner, construction manager
Teaming up for safety

4 COLLABORATIVE COMMUNITY

Occupational Health and Safety works collaboratively with groups across Facilities Management, providing management of workplace hazards and controls, as well as improving communications to better educate and employers and others on grounds safe and healthy.

This year, OHS has been working closely with various groups across the university to ensure a safe and healthy workplace. A new Safety Observation App has been introduced that allows employees to easily report safety concerns, both positive and potential negatives, and then send them to the OHS for review. The app promotes the culture of reporting and ensuring a safe and healthy workplace.

Narges Sinaki

OCCUPATIONAL HEALTH & SAFETY COMPLIANCE SPECIALIST

I believe that being surrounded by your loving family and I am grateful to have an opportunity to put positive footprints in my community. There is always an opportunity to learn new subjects and use your experience and skill. I am so proud that I am part of the OHS team.

FM IN THE CLASSROOM

Facilities Management regularly collaborates with IVA professors and students in the classroom, benefiting students’ learning and assisting with the department’s operations.

1. GLOBAL SUSTAINABILITY: The Office for Sustainability recently partnered with the Global Sustainability class to provide 3D printing field trips to showcase sustainability initiatives and green buildings on Grounds.

2. DEPARTMENT OF ENVIRONMENTAL SCIENCE: Environmental Science assistant professor M. Samir first offered a course on environmental science for students interested in the field. This course focuses on green building and sustainability principles.

3. SCHOOL OF DATA SCIENCE: Facilities Management groups regularly provide building and electrical maintenance data to master’s degree students and faculty within the School of Data Science for projects that they are interested in data modeling and forecasting.

FM PILOTS FREE HYGIENE PRODUCTS

This year, Educational & General (E&G) Custodial Services launched a pilot program to install and stock sanitary napkin dispensers free of pads and tampons in bathrooms around Grounds.

The program was initiated by a request from the UVa Student Council in discussion with Associate Vice President and University Dean of Students, Ana Groves, to serve as both a convenience for students in addition to easing the financial burden of purchasing these products.

Dispensers were installed within high-traffic buildings with a substantial student presence, including Newcomb Hall, New Cabell Hall, 1515 University Avenue, and the South Lawn buildings. Discussions are in progress to bring the program to other areas on Grounds.

Mentoring program

This year, Occupational Training launched the Facilities Management Mentoring Program to provide guidance, training and motivation to individuals interested in developing their careers. Mentoring educates and mentors people within the organization while also preserving and expanding critical corporate knowledge.

The initial pilot program included 15 first-year apprentices matched with mentors from 12 different departments in positions that ranged from maintenance supervisors to assistant directors. The pilot included more than 500 coaching sessions among the participants, as well as in-person roundtable sessions aimed at equipping mentors with the needed tools.

In the summer of 2019, the program expanded to include the 2019 apprentice class and now includes a total of 63 mentors and mentees. Beginning in the fall of 2019, the program will expand to include employees outside of the Apprenticeship Program.
BOND HOUSE

Employee from across all of Facilities Management’s operational districts and the office of the University Building Official collaborated to complete the University’s newest residence hall, Bond House.

The project, estimated at $18.0 million square-foot building, started in December 2017 and was managed by Facilities Planning & Construction Project Manager Ronald O’Keefe and Chris Williams, Senior Construction Administrator. Manager Charles Bamm and Project Coordinator Ken Walker. Goodly Fleming served as the project architect and BSI served as the general contractor.

Heavy rains during the winter of 2017 caused initial project delays and a tight labor market added to the challenges of completing the project as an announced timeline. Despite these challenges, the project was completed on time.

The building features state-of-the-art technology, innovative design, and a focus on sustainability.

Paul Norford

Electrician with Project Services

What do you feel was your greatest accomplishment at work this past year?

One big accomplishment this year was probably the incredible work we did on the Bond House job, where I was in charge of all the HVAC systems and the work was under the electrical contractor.

I’ve also been taking advantage of educational benefits to take online classes. I’ve gotten a certification in electronics and telecommunications, and I’ve also gotten my solar associates PV license. If you could start any place in the world, where would you go?

I’ve always wanted to go to Europe, more specifically Ireland, Scotland and England.
Green fleet FACILITIES MANAGEMENT EARNS SUSTAINABLE FLEET ACCREDITATION

The University of Virginia Facilities Management Fleet recently earned the Sustainable Fleet Accreditation, becoming the only active university fleet in Virginia to be recognized in this program. Operations and Fleet Manager Michael Daly initiated Facilities Management’s pursuit of the accreditation which recognizes the department’s efforts to build a fleet of cleaner and more sustainable vehicles.

UVA is the sixth active university fleet in the U.S. to receive the accreditation, a joint program between the National Association of Fleet Administrators and NAFA. The University of Virginia Facilities Management has successfully demonstrated that real, meaningful progress is being made toward reducing the fleet’s total emissions and the negative environmental impact made by autonomous carbon-footprint “sagas,” according to the accreditation organizations.

The route to address this accreditation over the past two years involved multiple departments within Facilities Management, including the department’s leadership and staff members within Maintenance, the Office for Sustainability, Environmental Resources and Project Services.

Sustainability Program Manager for Buildings & Operations James Whalen and Environmental Programs Manager Jason Weigle assisted with the development of a Sustainable Fleet Plan, which includes data assessing the impact of reducing fuel consumption and emissions and was required for the accreditation process. Fleet Services Coordinator John Clendenen and Newcomb Zone Manager James Joiner worked closely to streamline the use of electric vehicles on campus as well as staff members in our operations and Project Services staff. This information is necessary to charge electric vehicles.

ZERO EMISSIONS

During the 2018-2019 fiscal year, the Facilities Management Fleet reduced its gasoline consumption by 4,200 gallons and its carbon emissions by 26 metric tons by replacing 23 of the older, less efficient vehicles with electric and hybrid vehicles.

The team also reduced the department’s number of miles driven overall by 55% down to just 13, resulting in a reduction of 3,500 gallons of diesel and 26 metric tons of emissions.

Facilities Management’s electric vehicles produce zero emissions while driving, have a range of 150-175 miles and charge in just seven hours. The department uses hybrid vans and box trucks, which use up to 60 percent less fuel, and is currently piloting the use of an electric cargo bike.
Caring for our trees

The University of Virginia recently named the Tree Campus USA designation, an Arbor Day Foundation program that honors universities and their leaders for promoting healthy trees and engaging students and staff in the spirit of conservation.

The Tree Campus USA designation highlights UVa’s role as a steward of its trees and the environmental benefits they provide to everyone in Grounds, according to Landscape Services Supervisor Senior Mindi Bean. In addition to providing oxygen for us to breathe, trees filter pollutants out of the air and stormwater, reduce cooling energy needs and support wildlife habitat, according to Bean, a certified arborist who applied for the Tree Campus designation on behalf of the University.

The designation is awarded based on five core standards for sustainable campus forest management, including a tree advisory committee, a University-wide tree care plan and dedicated funds, an Arbor Day observance and the sponsorship of student service learning projects. Currently there are 364 campuses across the United States and this recognition.

Landscape Services provides for the full range of care for more than 10,000 trees across the University’s grounds. There are more than 1,000 acres of campus property and approximately 50 percent of tree care coverage on all of Grounds and 30 percent coverage within the developed areas.

This year, Landscape Services partnered with Geosgraphic Engineering Services to enhance the department’s mapping and documentation of the University’s trees. GIS created a map of the University’s trees with the help of a student engineer who spent a summer documenting each one. The map is accessible by for hire staff, allowing arborists to easily reference maps of trees, add notes and photos to the record and even in a tree’s removal.

Landscape Services also partnered with Program & Information to streamline the landscape data with the department’s finances using Tameo. This has allowed the department to analyze costs and better predict the labor, material and budget needs to maintain Grounds.

YOUR RIVER STARTS HERE

When it rains, trash and debris in roadways and sidewalks are washed into storm drains that eventually lead to nearby streams. To bring attention to the importance of stormwater pollution prevention, the Clean Water Working Group (chaired by Environment Resources staff) hosted a roadside contest competition. The winner – which included messages such as, “Your river starts now. Keep it clean!” were created by the High School and applied using an invisible, biodegradable ink solution that only shows up when it rains.

CLEANING SUSTAINABLY AND EFFECTIVELY

This year, Educational & General (E&G) Custodial Services created and launched the first program in the custodial industry to certify individuals based on Green Seal Standards, specifically known as GS-42 Certification for Commercial and Institutional Cleaning. The standard sets forth requirements that ensure cleaning practices protect human health and the environment, without compromising quality or effective cleaning results.

Twenty-four Custodial Services employees earned their individual certification during an October 2019 ceremony and award ceremony attended by Brian Neal, chief Executive Officer. Doug Gallaher, a custodian and management team member who self-demonstrated academic achievement in sustainable practices, products and procedures. Gallah recognized the program as the first to certify individuals based on GS-42 standards and anounced the E&G Custodial Services program serving as an example of leadership and innovation to other organizations and institutions.
GRADUATES’ BALLOONS DONATED TO UVA’S YOUNGEST PATIENTS

Every year during Final Convocation, the Office for Sustainability encourages UVA students to pledge to properly dispose of their graduation balloons rather than releasing them into the air, which leads to pollution and potential harm to marine species and wildlife.

This year, the UVA Office of the President and UVA Health added another element to the no balloon release pledge — they coordinated a collection of balloons from graduates at the Lawn Lawn and then donated them to UVA Children’s Hospital.

President’s Office staff members collected more than 1,500 balloons, which were transported to UVA’s youngest patients with the help of Project Services and Central Grounds Maintenance. Staff members dropped balloons off at the hospital, where the UVA Hospital Auxiliary has a process for collecting donated flowers, cards and other gifts.

Creative composting

Composting of food waste — an important initiative that supports UVA’s landfills diversion goal — is available within various locations around Grounds as well as during zero waste events.

This year, the Office for Sustainability, Custodial Services and Recycling worked together to pilot a paper towel composting program in restrooms within Facilities Management buildings. Collection bins were placed in restrooms within the Altman Road complex starting in the fall of 2018 with additional buildings added in the summer of 2019.

Paper towels — which are carbon-rich, a necessary component for a properly working compost pile — are collected daily by Custodial Services. They are then sent to Black Bear Composting along with food waste collected from kitchen compactor bins and dining halls around UVA. Over 700 tons of organic material is diverted each year and a portion of the treated compost is returned to Grounds to supplement gardens, including the Herndon College Farm Garden and the UVA Community Garden on the corner of Altman and McCormick Roads.

LELA GARNER
SUSTAINABILITY COORDINATOR FOR OUTREACH & ENGAGEMENT

Do you have a favorite quote?
“There are big ships and there are little ships, but the best ship is friendship.”

If you had one extra hour of free time a day, how would you use it?
I would likely be baking chocolate chip banana muffins, listening to my Pandora podcasts, and watching the Eagles win the Super Bowl.

500+ BALLOONS DONATED
A PART OF THE TEAM

6 INNOVATIVE OUTCOMES

Ground-breaking discoveries and inventions are occurring on Grounds everyday—from the discovery of a link between the brain and the immune system to the creation of instruments allowing astronomers to view stars in the farthest reaches of the galaxy. In 2018 alone, the University of Virginia generated $394 million in sponsored research awards.

As an R1 Doctoral University, UVA has the highest possible research activity ranking with a principal investigator population of more than 500 scientists in 82 different research departments. And these researchers depend on Facilities Management for the department’s ongoing dedication to the University’s mission.

Staff members provide crucial support that includes monitoring the temperature and humidity of lab spaces and equipment as well as responding to maintenance emergencies at all hours of the day.

Automation Services recently completed an installation of more than 80 sensors for the “tweezers” within the Clinical-Care Laboratory, which provides testing and body fluid analysis for both research and patient care purposes. The use of these monitors has already proven its value as Core Lab employees were alerted to a report dryer failure by a monitor, allowing them to quickly transfer all of the specimen’s contents, which included about $240,000 worth of stainables and other chemicals.

The McCombs Zone Maintenance team serves 13 different buildings that contain researches in a variety of fields including biology, chemistry, physics and engineering. This research community has been utilizing the McCombs Zone staff’s help for everyday needs in addition to special projects that extend beyond typical maintenance requests. In April 2019, a UVA built mini-spacecraft launched off toward the International Space Station after three years of development by aerospace, mechanical and electrical engineering students under the guidance of mechanical and aerospace engineering professor Chris Bynum. Prior to the launch, the professor approached the McCombs Zone team to install an antenna on the roof of the Mechanical & Aerospace Engineering Building and construct a mission control room to allow the team to track the launch and communicate with the International Space Station.

Facilities Management teams support the university’s world-renowned research

Physics professor Peter Schuck is currently researching atomic and molecular physics and needed a way to cool a high-powered laser that reaches extreme temperatures. He contacted the McCombs Zone with a preliminary drawing of the cooling system he envisioned. The McCombs Zone team used the professor’s sketch to build the system completely in-house, saving the need to hire an outside fabrication shop.

“We’re focused on making our zones a part of [these research teams],” said McCombs Zone Manager Randy Campbell. “This has washed my zone staff to see the output of what they do every day and the differences they make.”

FM supports more than 500 scientists in 34 research departments
Cleaning up the data
Facilities Management’s Finance, Programs & Information and Technology & Innovation teams worked together this year to implement the department’s management of overhead expenses. Overhead includes all goods and services that are not tied to a specific project or customer work order, including items and tools for everyday use such as computers and harmers.

These types of expenses were previously tracked within the department’s work management system, AM. This system was designed to work well with expenses that are billed to a specific work order or project and result in the system performing inefficiently when used differently.

In an effort to improve the quality of the data within these systems, the teams worked to change the department’s purchasing processes by removing overhead, inventory and fixed price expenses from the work management system and posting them directly to the finance management system, Oracle. In addition to work on the back-end of these systems, this effort involved training more than 300 facilities management staff members who regularly initiate purchasing transactions.

This process is one of many planned efforts to improve the quality of Facilities Management’s financial data which will improve analysis of expenses.

OTIS HACKETT
HEALTH SYSTEM PHYSICAL PLANT RENOVATIONS SUPERVISOR

What do you feel was your greatest accomplishment at work this past year?
Finishing a large percentage of the patient rooms that we reconditioned, for which we received many positive comments from our patients, visitors, and staff on what an improvement it made to our facility.

Who do you admire the most?
My dad, who gave me the most support and guidance through my entire life.

If you could sit at any table in the world, where would you go?
Italy, my ancestors from my mother’s side are there.

HIGH-TECH MAINTENANCE

As one of the largest and most complete projects in the University’s history, the University Hospital Expansion project utilized state-of-the-art technologies throughout the design and construction process.

The project’s contractor, Skanska USA, and design team, Perkins+Will, used Building Information Modeling (BIM) tools to create three- and four-dimensional models of the design to be used during construction. These models were accessible on tablets in the field by construction workers, the Facility Planning & Construction project team and office of the Building Official staff during inspections.

Through a partnership with the contractor, these same models were turned over to Health System Physical Plant Zone I and Maintenance staff members who will now be providing maintenance support within the expanded emergency department. Technology & Innovation IT Business Systems Analyst John Palm worked with HISP to obtain the needed hardware, software and training to access the models in the field.

The use of the BIM tool allows maintenance staff to simply point a tablet in the direction of a piece of equipment (such as an air hand or light fixture) so a section of dashboard to display details such as the dimensions, the model number and installation data. The HISP and T&I teams are currently evaluating the long-term use of these types of tools by maintenance staff as well as providing additional opportunities in upcoming construction projects.
EMPOWERING THE COMMUNITY

This year, Facilities Management-Foodservice, with the support of FM’s sundries, offered two busdriver workshops to train local drivers on new policies and procedures to ensure employees have the confidence to complete food deliveries. More than 150 women registered for the two workshops led by T&F’s drivers, which included technology demonstrations, applying a sharpening tool and passing through. The empowerment was named the greater university with their willingness to pre-read the title for the ‘Strength in the Broken Places’ event at the Martin Luther King Women’s Center. Project Precision Foods and T&F’sift drivers also created a pop-up initiative for the Friendship Court community through a partnership with Fidants Housing Alliance and UA alum Ann Gilmour.

Reaching a younger generation

Facilities Management has expanded its outreach to area schools in an effort to expose young kids to careers in the facilities and valuation design industries. The USK Apprenticeship Program visited 25 area high schools and middle schools to share information about apprenticeships, skilled trades and the program application process. Multiple Facilities Management departments worked closely with Western Allegheny High School this year. Environmental Health and Safety taught an H100 1-hour construction course to the school’s building trades class and Technology & Innovation hosted students from Western’s computer science club to provide exposure to IT careers. During the club’s senior 3378 fall to ITM, students were introduced to the department’s IT operations, Automation Services, the Systems Control Center and the University Data Center.

SUSTAINABILITY SUMMIT

The Office for Sustainability focused on building community connections during the 2018-2019 fiscal year, resulting in unprecedented levels of engagement from the University community. The Biennial Sustainability Leadership Summit featured a series of events in October 2018 showcasing the breadth of USK’s multidisciplinary work in sustainability and in collaboratively develop USK’s longer-term role as a global sustainability leader. Attended by nearly 600 guests, the summit featured over 60 guest speakers including USK’s President Jim Ryan, multiple USK deans, faculty, staff, alumni and leaders in the field of sustainability.
115 PINTS OF BLOOD DONATED
ENOUGH TO SAVE 345 LIVES

125 EMPLOYEES PARTICIPATED IN THE UNITED WAY DAY OF CARING + COMPLETED 55 TOTAL PROJECTS

$825 TWO BIKES + ONE SCOOTER DONATED TO CHARLOTTESVILLE’S ANNUAL TOY LIFT

$18,000 DONATED BY 94 EMPLOYEES TO THE COMMONWEALTH OF VIRGINIA CAMPAIGN CHARITY DONATION DRIVE

THE APPRENTICESHIP PROGRAM VISITED 19 TOTAL HIGH SCHOOLS + MIDDLE SCHOOLS

THE OFFICE FOR SUSTAINABILITY SUPPORTED 126 EVENTS WITH 5,000+ ATTENDEES

THE HOOS REUSE MOVE OUT DONATION DRIVE DIVERTED 45,000 POUNDS OF USABLE GOODS FROM LANDFILLS INCLUDING 800 POUNDS OF FOOD

100 GIRLS BETWEEN AGES 10-16 ATTENDED THE 4TH ANNUAL GIRLS DAY WITH HANDS-ON ACTIVITIES + 25 VENDORS

JUNE BATES PROGRAM MANAGER

What do you feel was your greatest accomplishment at work this past year?

Being a part of the work associated with the Continuous Improvement Taskforce. We’ve worked hard to bring team members together throughout the organization to form small working teams. Our goal is to implement positive and tangible change throughout IT, based on comments received during feedback sessions.

Do you have a favorite quote?

I have a few, but one is “attitude determines attitude.” Everything starts with a thought. If you think positive, in the end, you will get positive results.
Facilities Management
HOW WE SUPPORT UVA

8
BY THE NUMBERS

340M
PLANNING, DESIGN & CONSTRUCTION
$75M
CUSTODIAL
$25M
GROUNDS
$6M
SUPPORT
$17M

$40M
ENERGY & UTILITIES

ACADEMIC/AUXILIARY
MAINTENANCE

$40M
HEALTH SYSTEM MAINTENANCE

TOTAL
$533 MILLION

Employees
Facilities Management’s full-time positions totaled 1,186.
At the 2015 annual service award ceremony, 126 employees celebrated 2,230 years of service.
422 different employees were awarded 585 commended recognition awards totaling $224,150.
32 employees were recognized for educational and professional accomplishments.

OCCUPATIONAL TRAINING
PLANNED 2,017 SEATS FOR
2,091 TOTAL HOURS OF TRAINING IN:
• Professional Development
• Technology
• Leadership

457 employees
375 employees trained

OCCUPATIONAL HEALTH & SAFETY
COMPLETED 139 SAFETY SURVEYS, INCLUDING 4,704 OBSERVATIONS,
WITH 338 HAZARDS IDENTIFIED AND CORRECTED

10 apprentices graduated
18 apprentices were indentured in 2015
$1.9 BILLION IN ONGOING DESIGN & CONSTRUCTION

280 ACTIVE CONSTRUCTION PROJECTS

CONSTRUCTION WORK-IN-PLACE TOTALED $258 MILLION

PROJECT SERVICES

CONSTRUCTION WORK-IN-PLACE TOTALED $40 M

317 ACTIVE CONSTRUCTION PROJECTS

250 VEHICLES & 80 PIECES OF EQUIPMENT IN THE FM FLEET

BUILDINGS/GROUNDS

17.7 MILLION SQUARE FEET FOR ALL UVA FACILITIES

3,270 ACRES OWNED BY THE UNIVERSITY OF VIRGINIA

560 BUILDINGS IN THE UVA PORTFOLIO

6.27 MILES OF UTILITY TUNNELS

SUSTAINABILITY

THE UVA ROSE STONE EMERGED 1,800,00 LBS OF SURPLUS PROPERTY FROM LANDFILLS SINCE APRIL 2018

2,479 SOLAR PANELS ON GROUNDS & 123,800 OFF GROUNDS AT UVA SOLAR FACILITIES

55 LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN (LEED)-CERTIFIED BUILDINGS

17% DECREASE IN GREENHOUSE GAS EMISSIONS IN CALENDAR YEAR 2018 COMPARED TO 2009

GENERAL NUMBERS

49,319 TOTAL ASSETS

An asset is a piece of equipment that is part of a building system.

14,590 Health System Physical Plant

11,122 Housing Facilities

3,929 McCormick Road Zone

5,886 west grounds Zone

2,145 Newcomb Zone

5,304 Central grounds Zone

2,127 North grounds Zone

4,216 Other

See more at www.fm.Eng.ksu.edu/about/by-the-numbers/2018-2019

144,797 WORK ORDERS COMPLETED

17,031 CORRECTIVE

13,133 PREVENTATIVE MAINTENANCE

54,364 REACTIVE

60,269 OTHER
A GREAT AND GOOD UNIVERSITY

President Jim Ryan’s roadmap for the University of Virginia’s future, “A Great and Good University: The 2020 Plan,” is built upon four motivating goals and includes 20 major new initiatives to help achieve them. The plan—which was endorsed by the Board of Visitors in June 2019—aims to strengthen UVA’s foundation, cultivate community, enable discoveries that improve lives and make UVA synonymous with service.

TRANSFORMING ALDERMAN

In May 2020, Alderman Library will close to undergo a comprehensive renovation project to bring the library up to contemporary standards of safety, accessibility, usability, and service. The project—expected to be complete by 2023—will build a new 318,000 square-foot addition on roughly the same footprint and renovate 180,000 square feet of the historic building. The renovated library will include space for collections, study areas, reading rooms, staff work areas and spaces for scholarly research and support, in addition to a major new entrance facing University Avenue.

A CENTER FOR HEALTH

In addition to two new residence halls, the Brandon Avenue Green Street district will also include the new Student Health & Wellness Center, which will provide expanded space and programming aimed at boosting students’ overall health and well-being. The design team hosted an interactive student feedback session to gather input on the project, which is currently under construction and is estimated to be complete in spring 2021. The 159,000-square-foot building will feature upgraded spaces for health and wellness appointments as well as multipurpose instructional spaces and flexible lobby and lounge areas.

NEW SUSTAINABILITY GOALS

The University of Virginia’s leadership role in environmental stewardship and broader social and economic sustainability issues has evolved and expanded over the past 20 years with significant accomplishment over the past decade. Building upon successes to date and with a focus on leadership, innovation and alignment with the UVA Strategic Plan, a new 2020-2030 Sustainability Plan is being developed by the UVA Committee on Sustainability that will include new and expanded goals.
The University of Virginia continues to experience growth with rising enrollment, an increasing number of patients and expanding research grants all contributing to the need for new and improved spaces.

While Facilities Management has responded to this need with a growing employee population, we have also expanded the scope of services we provide to the University. But even as our work has changed, we have always understood that our most important asset is, and has always been, our people. Our work here is successful because of the dedication of our employees who pride themselves on providing the highest quality of service to the University—24 hours a day, seven days a week, 365 days a year.

Facilities Management has adopted four core initiatives to support our values and the success of our employees: diversity, inclusion and respect; safety; sustainability; and training and development. These initiatives are supported through a combination of established programs and employee-led councils, encouraging active engagement in the shaping of the department’s future.

Over the past year, a Facilities Management-wide effort toward continuous improvement involved feedback sessions with employees across all departments. The sessions centered on gathering input on previously identified focus areas including communication, accountability, teamwork and mentoring. From that effort, a group of 40 Change Champions have been selected to explore projects to address improvement opportunities.

We know our employees are committed to providing outstanding support of the University, and we are committed to supporting them achieve that goal.

Donald E. Sundgren
Assistant Vice President and Chief Facilities Officer